

ORDER RECEIVED FOR FILING

DATE July 22, 1984

85-9-A PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1. P.O. 2.3 B. (202.3 B. 10.) to permit a side yard setback of 10 feet in stead of the required 20 ft.

1. The entrance and the driveway are on the right hand side of the house.
2. A detached garage in the rear of the house is not possible due to an existing patio and pool.
3. Attaching a garage to the left side of the house is not possible because the existing grade on the left side of the house is 15 feet lower than the grade on the right side of the house.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser, or representative to be contacted
John F. Schatz
Name
100 Frederick Road 747-8280
Address 21325 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of May, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of July, 1984, at 10:00 o'clock A.M.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

Arnold Brown, et ux
SW/S Marbrook Rd. 134.6' NW of c/l of
Cavesdale Rd. (11302 Marbrook Rd.) 31d

85-9-A
3/9

05-9-9

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition Nos. 85-9-A, 85-11-X, 85-13-A,
85-14-A, 85-15-A, 85-16-A, 85-17-A

Date: July 2, 1984

There are no comprehensive planning factors requiring comment on these petitions.

NEG/JGH/sf

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 6, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. Arnold Brown
11302 Marbrook Road
Owings Mills, Maryland 21117

RE: Item No. 319 - Case No. 85-9-A
Petitioner - Arnold Brown, et ux
Variance Petition

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

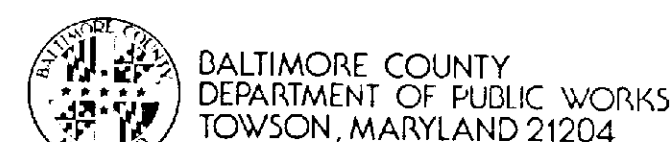
Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Spotts, Stevens and McCoy, Inc.
5509 York Road
Baltimore, Md. 21212



HARRY J. PISTEL, P.E.
DIRECTOR

June 18, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 319 (1983-1984)
Property Owner: Arnold Brown, et ux
SW/S Marbrook Rd. 134.6' N. of center-
line Cavesdale Rd.
Acre: 200/207.64 X 250.00/256.56
District: 3rd

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 46801, executed in conjunction with the development of "Caves Valley", of which this property is a part.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

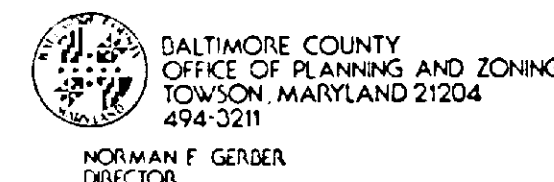
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The Petitioner is cautioned that no construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility easements.

Very truly yours,
Gilbert S. Benson
GILBERT S. BENSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:FWR:ss

7-NW Key Sheet
52 NW 21 Pos. Sheet
NW 13 P Page
59 Tax Map



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

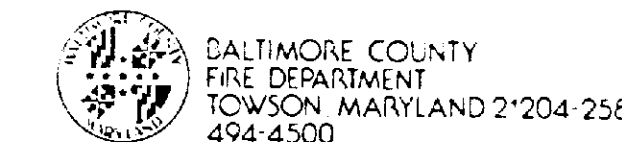
Re: Zoning Advisory Meeting of 5-29-84
Item 319
Property Owner: Arnold Brown, et ux
Location: SW/S Marbrook Rd.
N. of Cavesdale Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- (X) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- (X) The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) Parking calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- (X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- (X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (X) The amended Development Plan was approved by the Planning Board on _____.
- (X) Landscaping should be provided on this site and shown on the plan.
- (X) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is _____.
- (X) The property is located in a traffic area controlled by a "B" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The deficient service area is re-evaluated annually by the County Council.
- (X) Additional comments: _____

Stephen G. Bello
Stephen G. Bello
Chief, Current Planning and Development



PAUL H. REINCKE
CHIEF

June 18, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Arnold Brown, et ux

Location: SW/S Marbrook Road 134.6' N. of c/l Cavesdale Road

Item No.: 319 Zoning Agenda: Meeting of May 29, 1984

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

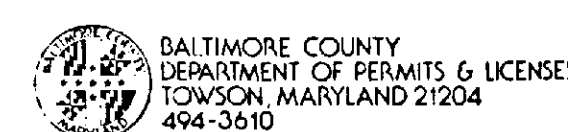
- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (X) 2. A second means of vehicle access is required for the site.
- (X) 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- (X) 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Hagans*
George M. Hagans, Chief, Fire Prevention Bureau
Special Inspection Division

/mb

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



ED ZALESKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

June 22, 1984

Dear Mr. Jablon:

Comments on Item # 319 Zoning Advisory Committee Meeting are as follows:

Property Owner: Arnold Brown, et ux
Location: SW/S Marbrook Road 134.6' N. of c/l Cavesdale Road
Existing Zoning: R-10
Proposed Zoning: Variance to permit a side yard setback of 10' in lieu of the required 20'.

Address: 200/207.64 x 250.06, '5.56
District: 3rd

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill H-82 and other applicable codes.
- X B. A building/_____ permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 901.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section ____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning, and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham, Chief
Plans Review

CEB:es

PETITION FOR VARIANCE

3rd Election District

ZONING: Petition for Variance
LOCATION: Southwest side Marbrook Road, 134.6 ft. Northwest of the centerline of Cavesdale Road (11302 Marbrook Road)
DATE & TIME: Monday, July 16, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 10 ft. instead of the required 20 ft.

Being the property of Arnold Brown, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

2/1/84
Judy Haring
AG-ndc

Arnold Brown
11302 Marbrook Road
Owings Mills, Maryland 21117
June 7, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Request for Zoning Change
at 11302 Marbrook Road
Account No. 3401-545020
Filing No. 319
Filing Date: 5/15/84

Dear Mr. Jablon:

I have recently applied for a zoning change to permit the construction of a two car attached garage on the above-referenced property. The change is necessitated because of a planned encroachment into the 20 foot setback required in the area. The encroachment would exist at only a small area due to the position of the house with respect to the lot line. I would appreciate your help and expeditious action upon receipt of this request, in view of the following circumstances:

- (1) I recently purchased the property, having moved to Baltimore from St. Louis, Missouri in January 1984. It was my intent, upon purchase, to construct a garage. As I was from out of town, I was unfamiliar with the setback restriction. My realtor did not call the problem to my attention and, had I known of the problem, I would not have purchased the property.
- (2) Reducing the size of the planned structure would render it useless.
- (3) I have spoken with neighbors concerning the project and none object to the plans. The encroachment will be invisible from the street and imperceptible to the adjoining property. The house on the adjacent lot is nearly 200' away thru thick woods.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S Marbrook Rd., 134.6' : OF BALTIMORE COUNTY
NW of the Centerline of :
Cavesdale Rd. (11302 : Case No. 85-9-A
Marbrook Rd.), 34d Dist. :
ARNOLD BROWN, et ux, :
Petitioners : : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of June, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Arnold Brown, 11302 Marbrook Road, Owings Mills, MD 21117, Petitioners; and Mr. John Schatz, 400 Frederick Road, Baltimore, MD 21228, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

Alternate garage locations to avoid the encroachment were considered as follows:

- Rear of the House: Not possible because of the existing pool and patio.
- Other Side of House: Not possible because of adverse grade and loss of driveway access. The driveway is on the side planned for construction.

Prior to learning of the zoning problem, I signed a contract for construction. Financing for the project may be lost unless work can be started quickly, and furthermore, the contract price will be subject to escalation.

I would greatly appreciate your handling this request on an expedited basis in view of the potential hardships which the normal handling process could cause. Thanking you for your help, I remain

Very truly yours,
Arnold Brown

AB/tal

June 19, 1984

Mr. & Mrs. Arnold Brown
11302 Marbrook Road
Owings Mills, Maryland 21117

NOTICE OF HEARING
Re: Petition for Variance
SW/S Marbrook Rd., 134.6' NW of the c/l of Cavesdale Road (11302 Marbrook Road)
Arnold Brown, et ux - Petitioners
Case No. 85-9-A

TIME: 10:00 A.M.
DATE: Monday, July 16, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: John F. Schatz
400 Frederick Road
Baltimore, Maryland 21228

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 5/15/84 ACCOUNT: 01-615-000
AMOUNT: 35.00
RECEIVED FROM: Arnold Brown
FOR: Filing Fee # 319
C 105*****360010 6160A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: 6-28-84
Posted for: Arnold Brown et ux
Petitioner: Arnold Brown et ux
Location of property: SW/S Marbrook Road, 134.6' NW of
the Cl. of Cavesdale Road
Location of Signs: Cl. of Cavesdale Road
Remarks: _____
Posted by: [Signature] Date of return: 7-6-84
Number of Signs: _____

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
ARNOLD JABLON
ZONING COMMISSIONER

Mr. & Mrs. Arnold Brown
11302 Marbrook Road
Owings Mills, Maryland 21117

Re: Petition for Variance
SW/S Marbrook Rd., 134.6' NW of c/l
of Cavesdale Rd. (11302 Marbrook Rd.)
Case No. 85-9-A

Dear Mr. & Mrs. Brown:

This is to advise you that \$53.35 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 13

ARNOLD JABLON
Zoning Commissioner

DATE: 7-16-84 ACCOUNT: 8-01-615-

AMOUNT: \$53.35

RECEIVED FROM: Arnold Brown
FOR: advertising & posting Case 85-9-A

0 016*****533510 2152A

VALIDATION OR SIGNATURE OF CASHIER

IN RE: PETITION ZONING VARIANCE
SW/S of Marbrook Road, 134.6'
NW of the centerline of Cavesdale Road
11302 Marbrook Road - 3rd Election District
Arnold Brown, et ux, Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-9-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of ten feet instead of the required 20 feet in order to construct a garage, as more fully described on Petitioners' Exhibit 1.

The Petitioner, Arnold Brown, appeared and testified. There were no Protestants.

Testimony indicated that the Petitioners purchased the subject property, zoned R.C.5, on or about January, 1984, after moving here from St. Louis, Missouri. The property contains 1.3 acres, more or less. The Petitioners propose to construct a 28' x 30' two-car garage to the northern side of their home. The adjacent neighbor's home is 157 feet from the joint property line. The house faces Marbrook Road and a paved driveway, 112 feet long, exists from the road to the area where the garage is proposed. The garage cannot be constructed to the other side inasmuch as a 20% grade exists, and it cannot be constructed to the rear because a septic field, well, in-ground swimming pool and patio already exist there. Additionally, any other location would require a new driveway to be constructed.

The Petitioners seek relief from Section 1802.3.B (202.3), pursuant to Section 307, of the Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty.

ORDER RECEIVED FOR FILING

DATE: July 19, 1984

BY: [Signature]

McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement the Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

Wherefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17 day of July, 1984, that the Petition for Zoning Variance to permit a side yard setback of ten feet instead of the required 20 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- 2 -

ORDER RECEIVED FOR FILING

DATE: July 19, 1984

BY: [Signature]

PETITION FOR VARIANCE
3rd Election District
ZONING: Petition for Variance
LOCATION: Southwest side Marbrook Rd., 134.6' NW of the centerline of Cavesdale Rd. (11302 Marbrook Rd.)
DATE & TIME: Monday, July 16, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a side yard setback of 10 ft. instead of the required 20 ft.
Being the property of Arnold Brown, et ux, as shown on plat filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

SPAPERS OF MARYLAND, INC.

r. Md. June 28, 1984

annexed Petition for Variance

...successive weeks/days previous

...in the

s, a daily newspaper published

minster, Carroll County, Maryland.

a weekly newspaper published

rsburg, Carroll County, Maryland.

a weekly newspaper published

own, Baltimore County, Maryland.

SPAPERS OF MARYLAND, INC.

Per: [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 28, 1984
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 28, 1984.

THE JEFFERSONIAN,

[Signature]

Publisher

\$20.00

ORDER RECEIVED FOR FILING

DATE: July 19, 1984

BY: [Signature]

ADMINISTRATIVE ASSISTANT

AJ/srl

cc: Mr. & Mrs. Arnold Brown

People's Counsel

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 319, Zoning Advisory Committee Meeting of May 29, 1984

Property Owner: Arnold Brown et ux

Location: SW/S Marbrook Rd District 3

Water Supply: private Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, sauna, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)
7/16 85-9

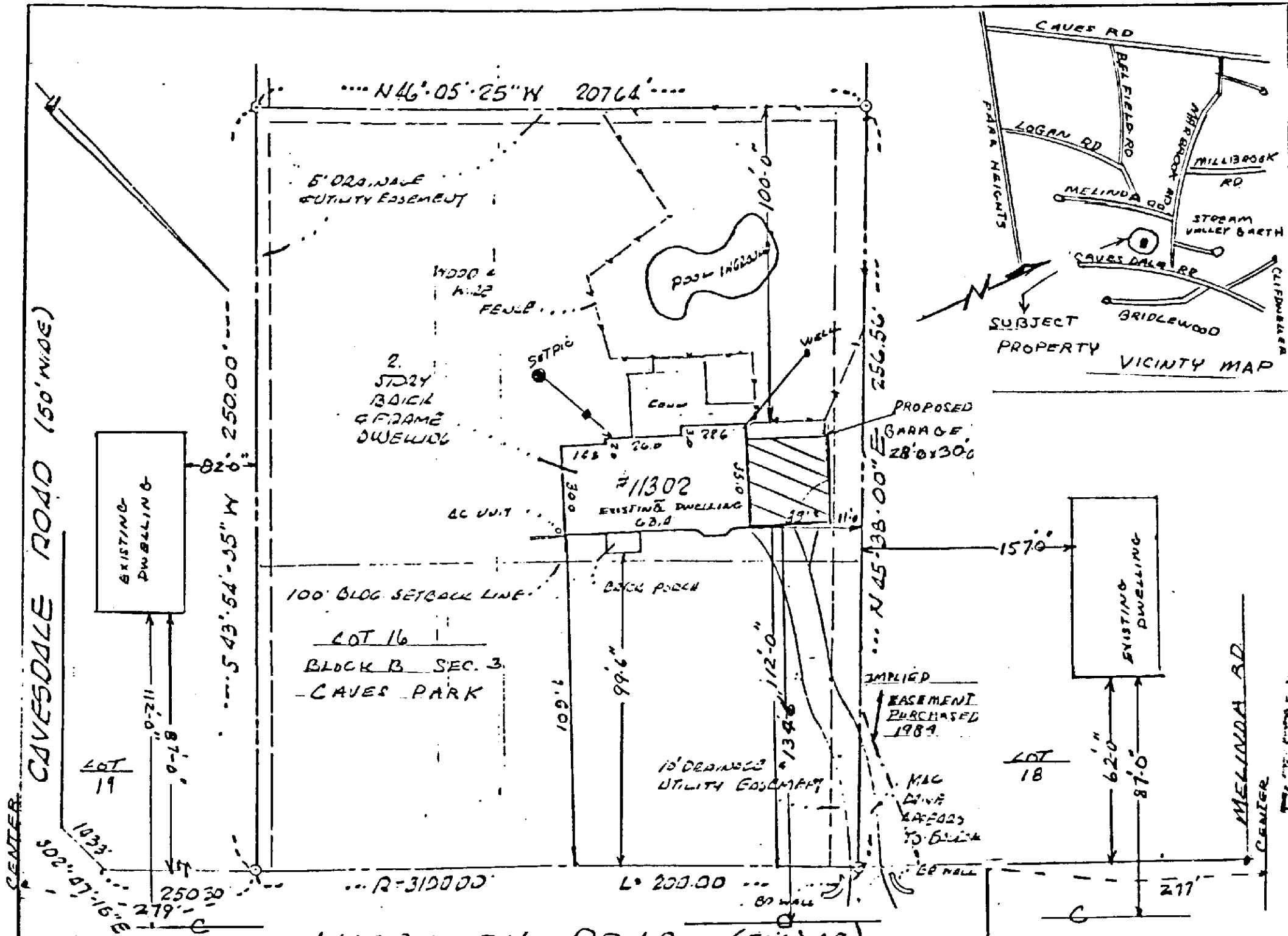
Zoning Item # 319 Zoning Advisory Committee Meeting of May 29, 1984

Page 2

- Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- Soil percolation tests (have been/must be) conducted.
The results are valid until _____
Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- In accordance with Section 13-117 of the Baltimore County Code, the water well yield test _____
shall be valid until _____
is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- Others: This site is served by a well and septic system.
The proposed garage must be kept a minimum distance of 30 feet from the existing well. The plan plans submitted via this petition indicate a distance less than 30 feet.

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



NOTE:
1. ALSO DESIGNATED AS LOT 16, BLOCK B, AS SHOWN ON
"PLAT 4, SECTION 3, CAVES PARK," RECORDED IN BALTO
COUNTY, IN PLAT BOOK O.T.G. 33-46.
T.L.M. NO. 3235

LOCATION SURVEY

Spotts, Stevens and McCoy, Inc.

11302 MARIBROOK ROAD
BALTIMORE COUNTY, MD.



ENGINEERS • PLANNERS • SURVEYORS

5508 York Road
Baltimore, MD 21212

I hereby certify that I have made a survey of this lot for the
purpose of locating the improvements thereon and that they
are located as shown

This plat is not intended for use in establishing property lines

1" = 40'	11/23/95	83781
SCALE	DATE	JOB NO.

PLAT FOR ZONING
VARIANCE. OWNER:
MR + MRS. ARNOLD-BROWN
DISTRICT 3 ZONED RC 5
SUBDIVISION CAVES PARK
LOT 16 BLOCK B PLAT 4
SECTION 3 BOOK 33 FOLIO 46

SPOTTS, STEVENS & MCCOY'S
EXHIBIT

#319